

Chapter 6— What happens if I have to temporarily or permanently relocate?

There are numerous benefits available to people who are temporarily or permanently displaced by redevelopment or eminent domain. If a household or business is displaced due to property acquisition by the agency, owners are entitled to certain moving and relocation assistance benefits. Agencies must notify property owners and any tenants of relocation benefits and payments that are available. Both state and federal laws provide relocation benefits to guarantee that no person will be displaced from his/her dwelling until comparable decent, safe and sanitary replacement housing is accessible.

Review the sections listed below that address relocation for business owners, home owners and renters. Any questions about your specific situation can be answered by your local redevelopment agency relocation representative or project area manager.

Relocation for Business Owners

What relocation benefits are available for business owners like myself?

Redevelopment agencies must make every effort to accommodate property owners and ensure that you are compensated for the costs involved in relocating your business and reasonable moving expenses. In summary, you may be eligible to

receive the following relocation and moving assistance:

- ◆ Costs involved in relocating your business, including loss of business goodwill;
- ◆ Costs for a replacement site up to \$1,000;
- ◆ Small business re-establishment costs up to \$10,000; and
- ◆ Value of losses to personal property.

Relocation for Home Owners

What relocation benefits are available for home owners like myself?

The law also protects homeowners displaced by eminent domain. You must be fully compensated for the fair market value of your property. In addition, local agencies must provide relocation benefits and replacement housing payments. Local agencies condemning properties must furnish a relocation advisor to assist homeowners who are displaced.

If you must leave your home, a relocation specialist will help you find decent and safe replacement homes that are comparable to your present homes in terms of price, size, and neighborhood conveniences. You are eligible to receive moving expenses and a replacement housing payment.

Relocation Benefits for Renters

What relocation benefits are available for renters like myself?

If you must leave your apartment, a relocation specialist will work with you and your landlord to find decent and safe replacement apartments that are comparable to your present apartment in terms of price, size, and neighborhood conveniences. You are eligible to receive moving expenses and replacement housing payments.

What if I don't qualify for relocation?

You'll qualify. Relocation housing is available to persons of all races, religions, and nationalities.

How will relocation affect my child's ability to attend school?

Redevelopment agencies try to make the transition of relocation as easy as possible on the residents. To that end, agencies typically make every effort to relocate people to nearby vacant properties or already renovated properties within the project.

Agencies understand that children can be greatly impacted if they are relocated outside their current school district so they try not to relocate families with children whenever possible. If family relocation is unavoidable however, agencies will try to relocate families to property within the appropriate school district. If that isn't possible and the family does end up at a property outside their school district, bussing is sometimes an option.

Ontario Gateway Plaza and SEASONS, Ontario Senior Apartments—Ontario Redevelopment Agency and LINC Housing.



The Mountain Avenue shopping center (seen at its heyday in the early 1960s in the top photo) had become a deteriorated and vacant shell. After its redevelopment into a successful low-income senior apartment complex and adjacent shopping center, (see above) the area is thriving and has achieved 90 to 100 percent occupancy in both areas.